

TOWN OF COLUMBIA
PLANNING AND ZONING COMMISSION
Adella G. Urban Administrative Offices Conference Room
323 Route 87, Columbia, CT
Monday, January 28, 2019 7:00 pm
Regular Meeting Minutes

Members Present: Chairman Rick Nassiff, Vice Chair Vera Englert, Don Schofield, Thomas Currier, Richard Napolitano, E.J. Starkel, Walt Tabor (Alternate), Larry Preston (Alternate)

Members Excused: Robert Powell

Staff Present: Town Planner Paula Stahl, Board Clerk Terri Lasota

Others Present: None

1. **CALL TO ORDER:** R. Nassiff called the meeting to order at 7:00 pm.
2. **ROLL CALL AND SEATING OF ALTERNATES:** W. Tabor was seated for R. Powell.
3. **ADDITIONS/CHANGES TO AGENDA:** None
4. **APPROVAL OF PZC REGULAR MEETING MINUTES of January 14, 2019:**
EJ Starkel **MOVED** to **APPROVE** the meeting minutes of 01/14/2019;
D. Schofield **SECONDED**; **MOTION CARRIED 6:0:0**
5. **AUDIENCE OF CITIZENS:** None
6. **UNFINISHED BUSINESS (Discussion/Possible Action):** None

R. Napolitano and L. Preston arrived at 7:02pm

7. **NEW BUSINESS:** None

8. **REGULATION REVISIONS**

- 8.1. **Draft of zoning revisions for commercial businesses:**

P. Stahl reviewed the draft of Sections 51 and 52 dated 1/14 and compared it to the draft of 9/24. Members discussed the need for an applicant to submit a site plan specifically prepared for that change if there was no change to the exterior of the building or the lot.

R. Nassiff thought if an applicant for a new use of a property, where there is already a site plan based on an existing A2 survey by prior usage of the property, shouldn't have to submit a new A2 survey by a licensed surveyor. Instead he believed they could modify an existing site plan based on what they intend to do if the use of the property was to remain the same. P. Stahl noted that the draft regulations states that the Commission would be able to request additional information from the applicant if needed to determine compliance. Members discussed the benefit of the applicant meeting with the Commission before submitting an application.

R. Nassiff stated that we want to make it easier to do business in Columbia by trying to eliminate the need for site plan approval by the Commission in certain cases, and have it be approved by staff. Members discussed that the Zoning Agent would base the approval on meeting the applicable requirements of the zoning regulations.

Members also discussed the expiration of approved permits and the time limit for development. Because these two sections have legal implications, the Commission felt the Town Attorney should review the final draft.

9. **COMMUNICATIONS AND REPORTS**

- 9.1. **CT Bar Association annual Planning & Zoning Program 3/23/19:**

P. Stahl and R. Nassiff briefly explained the program encouraged Commission members to attend.

10. COMMISSION OPEN DISCUSSION:

P. Stahl noted the Fairview Farms second 90-day extension to file a subdivision plan expires on February 13, 2019, and they will be submitted the final plans for signature soon.

11. AUDIENCE OF CITIZENS: None

12. EXECUTIVE SESSION: Pending Litigation per State Statutes Section 1-200(6)(B): None

13. ADJOURNMENT:

EJ Starkel **MOVED** to **ADJOURN**; R. Nassiff **SECONDED**; **MOTION CARRIED 7:0:0**
The meeting was **ADJOURNED** at 8:09pm

Respectfully submitted by Terri Lasota, Board Clerk

Please see the minutes of subsequent meetings for approval of these minutes and any corrections hereto.